20100806145621001

विकास योजना, फलटण
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम,१९६६
च्या कलम ३७ अन्वये "[redacted] नियम विकास नियंत्रण
नियमावलीत समाविष्ट करण्याबाबत.

महाराष्ट्र शासन
नगर विकास विभाग,
मंत्रालय, मुंबई - ४०० ०३२
शासन निर्णय क्रमांक-टिपीएस-१८१०/१२३५/प्र.क्र.२२८४/२०१०/नवि-१३
दिनांक : ३१.०७.२०१०

शासन निर्णय :- सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रामध्ये प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

(वि. म. रानडे)
अवर सचिव, महाराष्ट्र शासन.

प्रति,
विभागीय आयुक्त, पुणे विभाग, पुणे,
संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.
जिल्हाधिकारी, सातारा.
उपसंचालक नगर रचना, पुणे विभाग, पुणे.
सहायक संचालक नगर रचना, सातारा शाखा, सातारा.
मुख्याधिकारी, फलटण नगरपरिषद, फलटण.
व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतचे शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पुणे विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करुन त्याच्या प्रत्येकी १० प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, जिल्हाधिकारी, सातारा, उपसंचालक, नगर रचना, पुणे विभाग, पुणे, सहाय्यक संचालक, नगर रचना, सातारा शाखा, सातारा व मुख्याधिकारी, फलटण नगरपरिषद, फलटण यांना पाठवाव्यात)

कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदरहू अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.

निवडनस्ती (नवि-१३)

Repet Notification Dt.23.11.09

NOTIFICATION

Government Of Maharashtra
Urban Development Department
Mantralaya, Mumbai – 400 032.

Date: 31.07.2010

TPS No.1810/1235/CR-2284/2010/UD-13

Maharashtra Regional & Town Planning Act 1966.

Whereas, the Development Plan Phaltan (hereinafter Referred to as "the Said Development Plan") alongwith Development Control Regulations (hereinafter Referred to as "the Said Development Control Regulations") has been sanctioned by Director of Town Planning, Maharashtra State, Pune vide Notification No.DP Phaltan (R+AA)/Samctopm/TPV-I/7431 Dated 18.12.1992 and which come into force with effect from 1.3.1993;

And whereas Government in Urban Development Department has issued directions under Section 154 of the said Act, to all the planning authorities regarding incorporating a special provision regarding installation of Rain water harvesting structures (RWHS) in the Development Control Regulations, wide directions No.TPV-432001/2133/CR-230/01/UD-11, Dated 10 March 2005;

And whereas, the Phaltan Municipal Council (hereinafter referred to as "the said Municipal Council") being the Planning Authority, after following all the legal procedure under section 37(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereafter referred to as "the said Act") submitted a proposal to the Government for sanction vide latter dated 27.1.2009 so as to include special provision for installation of Rain water harvesting scheme in existing Development Control Regulations as below -

a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction/ additions on plots having area not less than 300 sq.mt. in non gaothan areas of all towns shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule.

Provided that the Authority may approve the Rain Water Harvesting structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner/society of every building mentioned in the (a)

above shall ensure that the Rain Water Harvesting structure is maintained in good condition for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy of non exceeding Rs.1000/- per annum for every 100 sq.mt. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these bylaws.

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune and after making due enquires, Government of Maharashtra is satisfied that said modification is necessary in the public interest and should be sanctioned with some conditions and changes;

Now, therefore, in exercise of the powers conferred under sub-section (2) of section 37 of the said Act, the Government hereby sanctions the said modification with some conditions and changes and for that purpose amends the aforesaid Government Notification as follows:-

a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction/ additions on plots having area not less than 300 sq.mt. in non gaothan areas of the town shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule.

Provided that the Authority may approve the Rain Water Harvesting structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

d) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

e) The Authority may impose a levy of non exceeding Rs.1000/- per annum for every 100 sq.mt. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these bylaws.

In the schedule of modification appended to the aforesaid Government notification after the last entry the following new entry shall be inserted viz.

ENTRY

a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction/ additions on plots having area not less than 300 sq.mt. in non gaothan areas of the town shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule.

Provided that the Authority may approve the Rain Water Harvesting structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy of non exceeding Rs.1000/- per annum for every 100 sq.mt. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these bylaws.

This notification is also published on Govt. web site at www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra.

V.M.Ranade

(V.M.Ranade)
Under Secretary to Government.

SCHEDULE

Rain water harvesting :

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.
   (i) Open well of a minimum of 1m dia and 6m in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
   (ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m width may be excavated upto a depth of atleast 3m and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore well.
   (iii) An imperassive surface/underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.
   (iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 m width X 1.20 m length X 2 m to 2.50 m depth. The trenches can be of 0.60 m width X 2 to 6 m length X 1.50 to 2 m depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-
      a) 40 mm stone aggregate as bottom layer upto 50% of the depth.
      b) 20 mm stone aggregate as lower middle layer upto 20% of the depth.
      c) Coarse sand as upper middle layer upto 20% of the depth.
      d) A thin layer of fine sand as top layer.
      e) Top 10% of the pits/trenches will be empty and a splash is to be Provided in this portion in such a way that roof top water falls on the splash pad.
      f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall atleast be 15 cms.

g) Perforated concrete slabs shall be provided on the pits/trenches.

h) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

2. The terrace shall be constructed to the open well/bore well/storage tank/ recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchments, as they would contained undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia. for a roof area of 100 sqm.
3. Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
4. The water so collected/recharged shall far as possible be used for non drinking and non-cooking purpose.

Provided that, when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided.

Provided further that, it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

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अधिसूचना
महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई - ४०००३२
दिनांक : ३१.०७.२०१०

क्रमांक-टिपीएस-१८१०/१२३१/प्र.क्र.२२८४/२०१०/नवि-१३

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६

ज्याअर्थी, फलटण शहराची विकास योजना (यापुढे उक्त विकास योजना असा करण्यात आला आहे.) विकास नियंत्रण नियमावलीसह (यापुढे उक्त विकास नियंत्रण नियमावली असा उल्लेख करण्यात आला आहे.)संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांनी अधिसूचना क्र.वियो फलटण/सु+वा.क्षे./मंजूरी/टिपीव्ही-१/७४३१, दि.१८.१२.१९९३ अन्वये मंजूर केली असून दि.१.३.१९९३ पासून ती अंमलात आली आहे; (यापुढे जिचा उल्लेख उक्त अधिसूचना असा करण्यात आला आहे.)

आणि ज्याअर्थी, शासनाचे नगर विकास विभागाने क्र.टिपीसी-४३२००१/२१३३/सी.आर.२३०/०१/नवि-११, दि.१०.०३.२००५ अन्वये पाऊसपाणी संकलन (जलपुर्नभरण) बाबत (यापुढे जिचा उल्लेख उक्त फेरबदल असा संबोधिलेला) सर्व नियोजन प्राधिकरणांच्या विकास नियंत्रण नियमावलीमध्ये विशेष तरतूद करणेसाठी महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे जिचा उल्लेख उक्त अधिनियम असा करण्यात आला आहे) चे कलम १५४ अन्वये निदेश दिले आहेत;

आणि ज्याअर्थी, फलटण नगरपरिषदेने (यापुढे जिचा उल्लेख उक्त नगरपरिषद असा करण्यात आला आहे) उक्त विकास नियंत्रण नियमावलीत महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७(१) अन्वये पाऊसपाणी संकलन (जलपुर्नभरण) बाबत विशेष तरतूद करण्यासाठीचा खालील फेरबदल प्रस्ताव सर्व वैधानिक कार्यवाही पूर्ण करुन शासनाच्या मान्यतेसाठी दि.२७.०१.२००९ च्या पत्रान्वये सादर केला आहे.

अ) सर्व रेखांकनातील गृहनिर्माण संस्थाच्या खुल्या जागा/सुविधा जागा आणि शहरातील गांवठाण क्षेत्राबाहेरील कमीत कमी ३००.०० चौ.मी. क्षेत्रफळापेक्षा जादा असणा-या या भूखंडांवर नविन बांधकाम करणे,

पुर्नबांधकाम करणे, वाढीव बांधकाम करणे या सर्व बाबतीत सोबत अनुसूचिमध्ये नमूद केलेप्रमाणे कमीत कमी क्षमतेइतकी एक किंवा एकापेक्षा जास्त पाऊसपाणी संकलन यंत्रणा (जलपुर्नभरण यंत्रणा) उभारणी करणे बंधनकारक आहे.

अपवादात्मक परिस्थितीमध्ये नियोजन प्राधिकरण सोबत अनुसूचिमध्ये नमूद केलेल्या पद्धतीपेक्षा वेगळी पाऊसपाणी संकलन यंत्रणा उभारणेस मंजूरी देऊ शकेल. मात्र अशा प्रकारची पाऊसपाणी संकलन यंत्रणेची क्षमता अनुसूचिमध्ये नमूद केलेप्रमाणे किमान पातळीपेक्षा जास्त राहील याची दक्षता प्राधिकरणाने घेणेची आहे.

ब) वर नमूद केलेल्या अ मधील जमिनमालक/गृहनिर्माण संस्था यांनी बिगर घरगुती वापरासाठी पाणी संकलन करणे किंवा पाण्याची जमिनीतील पातळी वाढविणेसाठी विकसीत केलेली पाऊसपाणी संकलन यंत्रणा ही योग्य रितीने कार्यरत असलेबाबत आणि चांगली देखभाल ठेवली जात असलेबाबत जमिनमालक/गृहनिर्माण संस्था यांनी वेळोवेळी दक्षता घेणेची आहे.

क) वर नमूद केलेल्या अ मधील जमिनमालक अथवा गृहनिर्माण संस्था यांनी पाऊसपाणी संकलन यंत्रणा उभारणी करणे अथवा पाऊसपाणी संकलन यंत्रणेची देखभाल, दुरुस्त्या योग्य रितीने करणे यामध्ये कसूर केलेस नियोजन प्राधिकरणामार्फत १००.०० चौ.मी. बांधकाम क्षेत्रास जास्तीत जास्त रुपये १०००/- प्रति वर्ष यानुसार दंड आकारणी केली जाईल.

आणि ज्याअर्थी, शासनाची, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलतीनंतर व आवश्यक ती चौकशी केल्यानंतर उक्त फेरबदल जनहिताच्या दृष्टीने काही बदलासह व अटीसह मान्य करणे आवश्यक आहे, असे शासनाचे मत आहे.

त्याअर्थी, आता उक्त अधिनियमाच्या कलम ३७ चे पोटकलम (२) अन्वये शासनास प्राप्त असलेल्या शक्तीस अनुसरुन शासन उक्त फेरबदलास काही बदलासह व अटींसह मान्यता देत आहे व त्यासाठी शासनाच्या उक्त अधिनिसूचनेमधील बदल दर्शविणा-या सूचीमध्ये खालील नोंद समाविष्ट करण्यात येत आहे.

नोंद

अ) सर्व रेखांकनातील गृहनिर्माण संस्थाच्या खुल्या जागा/सुविधा जागा आणि शहरातील गांवठाण क्षेत्राबाहेरील कमीत कमी ३००.०० चौ.मी. क्षेत्रफळापेक्षा जादा असणा-या या भूखंडांवर नविन बांधकाम करणे, पुर्नबांधकाम करणे, वाढीव बांधकाम करणे या सर्व बाबतीत सोबत अनुसूचिमध्ये नमूद केलेप्रमाणे कमीत कमी क्षमतेइतकी एक किंवा एकापेक्षा जास्त पाऊसपाणी संकलन यंत्रणा (जलपुर्नभरण यंत्रणा) उभारणी करणे बंधनकारक आहे.

अपवादात्मक परिस्थितीमध्ये नियोजन प्राधिकरण सोबत अनुसूचिमध्ये नमूद केलेल्या पद्धतीपेक्षा वेगळी पाऊसपाणी संकलन यंत्रणा उभारणेस मंजूरी देऊ शकेल. मात्र अशा प्रकरणी पाऊसपाणी संकलन यंत्रणेची क्षमता अनुसूचिमध्ये नमूद केलेप्रमाणे किमान पातळीपेक्षा जादा राहील याची दक्षता प्राधिकरणाने घेणेची आहे.

ब) वर नमूद केलेल्या अ मधील जमिनमालक/गृहनिर्माण संस्था यांनी बिगर घरगुती वापरासाठी पाणी संकलन करणे किंवा पाण्याची जमिनीतील पातळी वाढविणेसाठी विकसीत केलेली पाऊसपाणी संकलन यंत्रणा ही योग्य रितीने कार्यरत असलेबाबत आणि चांगली देखभाल ठेवली जात असलेबाबत जमिनमालक/गृहनिर्माण संस्था यांनी वेळोवेळी दक्षता घेणेची आहे.

क) वर नमूद केलेल्या अ मधील जमिनमालक अथवा गृहनिर्माण संस्था यांनी पाऊसपाणी संकलन यंत्रणा उभारणी करणे अथवा पाऊसपाणी संकलन यंत्रणेची देखभाल, दुरुस्त्या योग्य रितीने करणे यामध्ये कसूर केलेस नियोजन प्राधिकरणामार्फत १००.०० चौ.मी. बांधकाम क्षेत्रास जास्तीत जास्त रुपये १०००/- प्रति वर्ष यानुसार दंड आकारणी केली जाईल.

सदर अधिसूचना शासनाच्या www.urban.maharashtra.gov.in या वेबसाईटवर प्रसिध्द करण्यात आली आहे.

महाराष्ट्र राज्यपाल यांच्या आदेशानुसार व नावाने.

(वि. म. रानडे)
अवर सचिव, महाराष्ट्र शासन.

Repet Notification Dt.23.11.09

RAIN WATER HARVESTING –

RAIN WATER HARVESTING :

a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction/additions on plots having area not less than 300 sq.mt. in non gaothan areas of all towns shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule.

Provided that the Authority may approve the Rain Water Harvesting structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy of non exceeding Rs.1000/- per annum for every 100 sq.mt. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to mention Rain Water Harvesting structures as required under these bylaws.

SCHEDULE

Rain water harvesting :

Rain Water Harvesting in a building site includes storage or recharging in to ground of rain water falling on the terrace or any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

   i) Open well of a minimum of 1m dia and 6m in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

   ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m width may be excavated upto a depth of atleast 3m and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore well.

   iii) An impervious surface/underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.

   iv) The surplus rain water after storage may be recharged in to ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical

condition, the pits may be of the size of 1.20 m width X 1.20 m length X 2 m to 2.50 m depth. The trenches can be or 0.60 m width X 2 to 6 m length X 1.50 to 2 m depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-

a) 40 mm stone aggregate as bottom layer upto 50% of the depth.

b) 20 mm stone aggregate as lower middle layer upto 20% of the depth.

c) Coarse sand as upper middle layer upto 20% of the depth.

d) A thin layer of fine sand as top layer.

e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.

f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents lose soil entering into pits/trenches. The projection of the wall above ground shall atleast be 15 cms.

g) Perforated concrete slabs shall be provided on the pits/trenches.

v) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

2. The terrace shall be constructed to the open well/bore well/storage tank/ recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchments, as they would contained undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia. for a roof area of 100 sqm.

3. Rain Water Harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

4. The water so collected/recharged shall far as possible be used for non drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain water has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

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